

5-10-18

ORDINANCE NO. 30889

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-13.201, 51A-13.302, 51A-13.304, 51A-13.305, 51A-13.306, 51A-13.403, 51A-13.411, and 51A-13.501; providing new and amended definitions; providing an amendment to story height regulations; providing an administrative waiver for front setback area; providing relief from required street frontage regulations; amending the parking, side, and rear setbacks to be from residential districts in certain development types; amending how story transparency is measured; allowing stoops and front porches for apartments; correcting the graphic detailing stoops; replacing the use chart; clarifying the term “rail transit station”; amending parking reductions for restaurant and bar uses for distance within a residential district; providing that off-street loading must be located behind the parking setback; decreasing planting zones for small replacement trees; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 51A-13.201, “Defined Terms,” of Division 51A-13.200, “Definitions,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code:

Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (15.1) to read as follows:

“(15.1) HORIZONTAL FACADE ARTICULATION means the interval on a primary or side street facing facade that differentiates the ground story, upper story, and each additional upper story as applicable. Horizontal facade articulation includes, but is not limited to, overhangs, shadow lines, change in material, color, pattern, texture, or any variation of treatments that simulate individual stories.”

SECTION 2. That Paragraph (34) of Section 51A-13.201, “Defined Terms,” of Division 51A-13.200, “Definitions,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(34) TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story, except that structured parking transparency is not required to be filled with glass.”

SECTION 3. That Subsection (d), “Story Height,” of Section 51A-13.302, “Height,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(d) Story Height.

(1) Ground s[S]tory height is measured from the ground story finished floor to the top of the ground story horizontal facade articulation break [~~top of the finished floor to the top of the finished floor above or, if there is no floor above, to the midpoint of the vertical dimension of the roof.~~].

(2) Upper story height is measured from the top of the ground story horizontal facade articulation break to the top of each additional upper story horizontal facade articulation break. [~~Minimum ground story height requirements apply to the first 30 feet of the building measured inward from the street-facing facade.~~]

(3) At least 80 percent of each [~~upper~~] story must meet the minimum and maximum ground- and upper-story height provisions.”

SECTION 4. That of Subsection (a), "General," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (5), "Administrative Waiver – Front Setback Area," to read as follows:

"(5) Administrative Waiver – Front Setback Area.

(A) The director may grant a deviation from the front setback area regulations if:

(i) the front setback area cannot be met due to interference with service provided by a public utility or state regulated entity for the transmission of power, fuel, water, or communication services; or

(ii) the front setback area cannot be met due to street easements.

(B) In determining whether to grant a deviation under Subparagraph (A), the director shall consider whether or not the result of the requested relief:

(i) is consistent with the purposes of Article XIII as stated in Section 51A-13.101;

(ii) will complement or be compatible with the surrounding uses and community facilities;

(iii) will contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

(iv) will not be detrimental to the public health, safety, or general welfare; and

(v) will conform in all other respects to all applicable zoning regulations and standards."

SECTION 5. That of Subsection (a), "General," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City

30889

Code is amended by adding a new Paragraph (6), "Relief from Required Street Frontage," to read as follows:

"(6) Relief from Required Street Frontage.

(A) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(i) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(ii) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(iii) the site plan furthers the stated purpose of Article XIII as described in Section 51A-13.101(b).

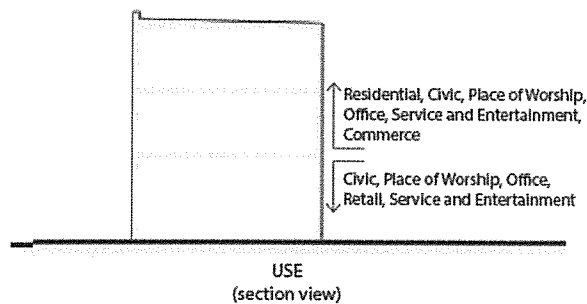
(B) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C)."

SECTION 6. That Paragraph (4), "Use and Placement," of Subsection (b), "Mixed Use Shopfront," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

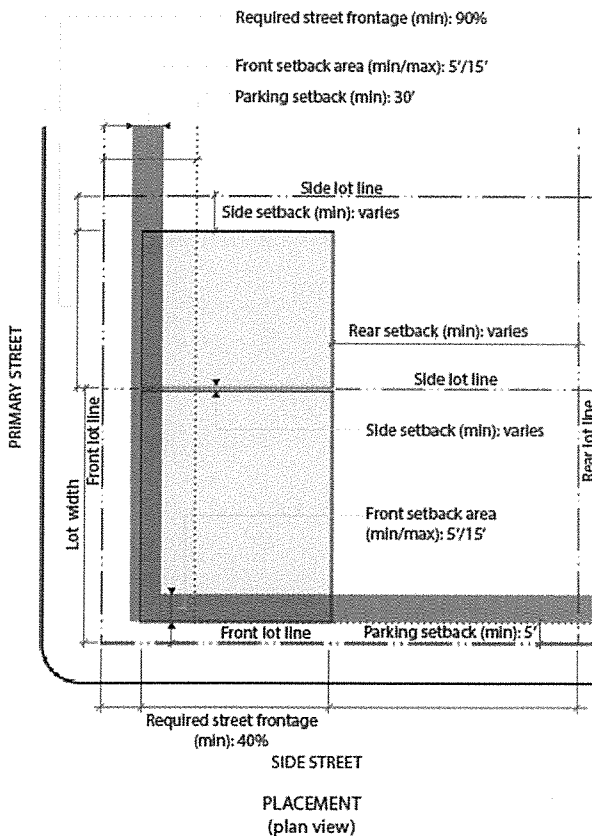


mixed use shopfront

(4) Use and Placement.



USE (section view)



PLACEMENT (plan view)

BUILDING USE

A summary of permitted uses by story is shown on the left. For a complete list of permitted uses see Section 51A-13.306, "Uses." No nonresidential use is permitted above a residential use.

BUILDING PLACEMENT

LOT	
Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	100%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	90%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

SECTION 7. That Paragraph (5), "Height and Elements," of Subsection (b), "Mixed Use Shopfront," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District

Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

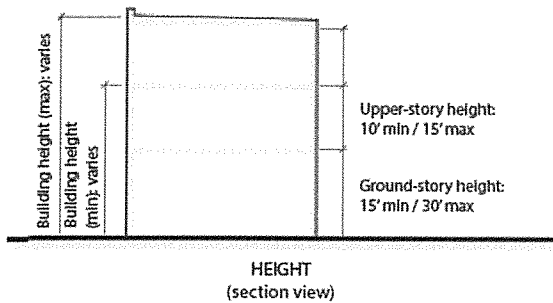
Division 51A-13.300 District Regulations.



Sec. 51A-13.303 Development Types.

mixed use shopfront

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	See Sec. 51A-13.302, "Height."
Building height (min stories)	
WMU-3, -5, -8, -12	2
WMU-20	4
WMU-40	5

STORY HEIGHT	
Ground story (min/max ft)	15/30
Upper story (min/max ft)	10/15

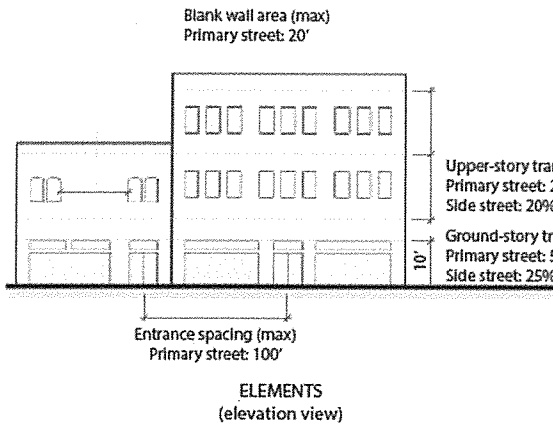
BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured between 0 and 10 ft above adjacent sidewalk.</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation (floor) to horizontal facade articulation (floor).</i>	

ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none



SECTION 8. That Paragraph (4), “Use and Placement,” of Subsection (c), “Single-Story Shopfront,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District

Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

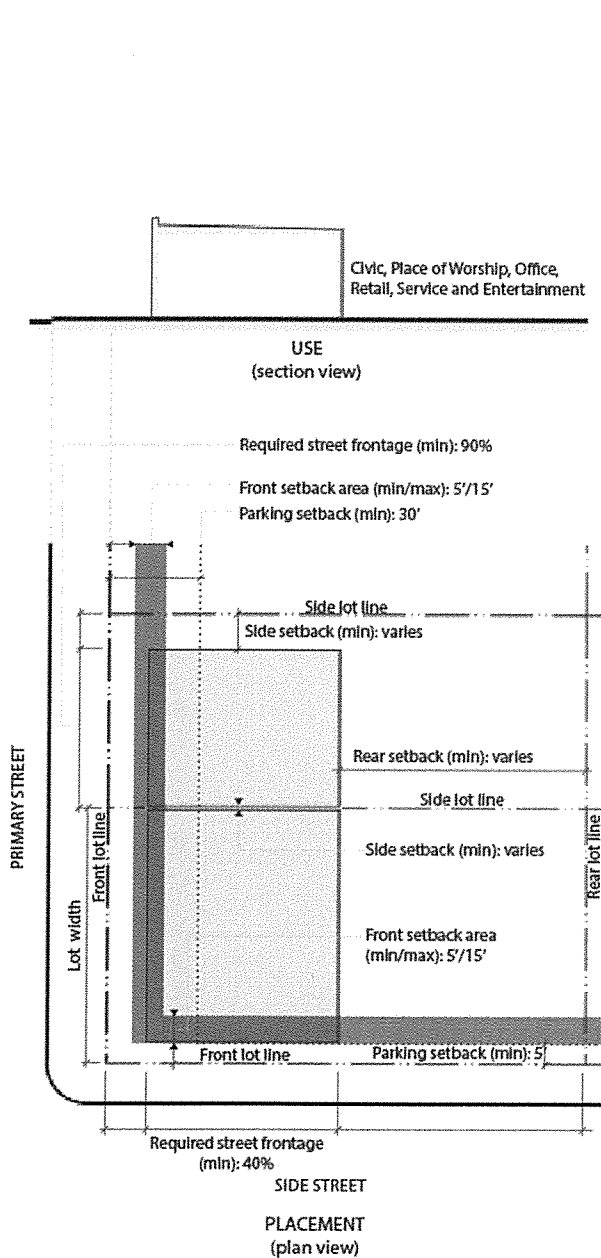
Sec. 51A-13.303 Development Types.

Ss

Division 51A-13.300 District Regulations.

single story shopfront

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, “Uses.”

BUILDING PLACEMENT

LOT

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	90%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

SECTION 9. That Paragraph (5), "Height and Elements," of Subsection (c), "Single Story Shopfront," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

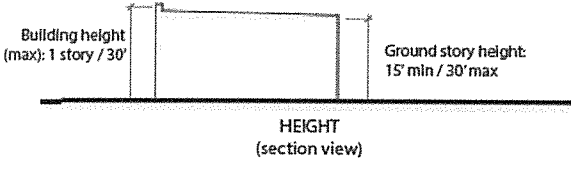
Division 51A-13.300 District Regulations.

Sec. 51A-13.303 Development Types.



single story shopfront

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	1 / 30
Building height (min stories)	1

STORY HEIGHT	
Ground story (min/max ft)	15/30
Upper story (min/max ft)	none

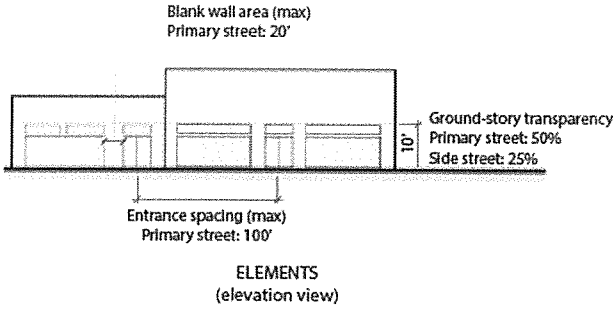
BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none

Measured between 0 and 10 ft above adjacent sidewalk.

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	none
Side street facade (min)	none
Service street facade (min)	none

Measured from horizontal facade articulation (floor) to horizontal facade articulation (floor).



BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 10. That Paragraph (4), "Use and Placement," of Subsection (d), "General Commercial," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District

Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

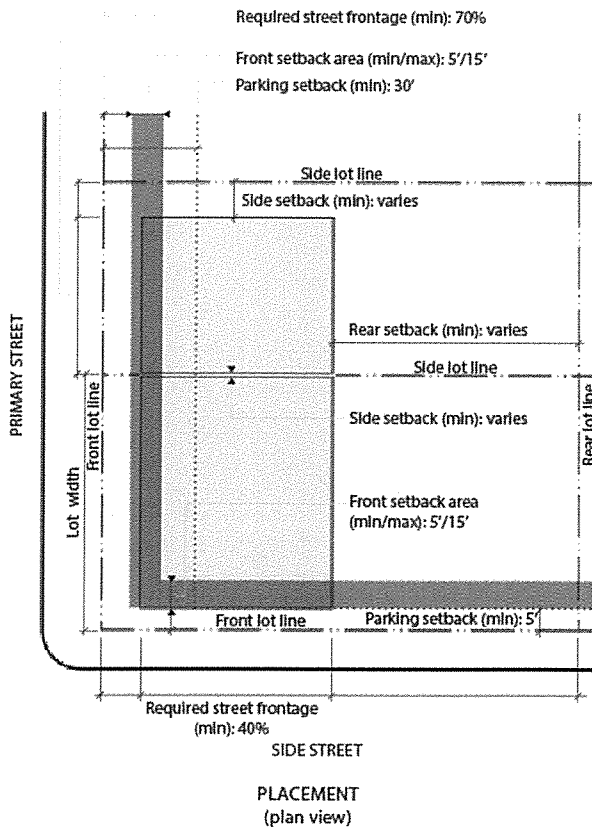
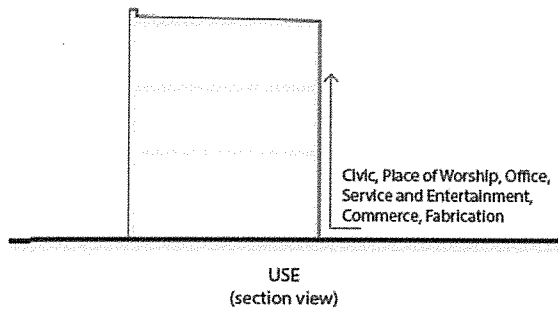
Sec. 51A-13.303 Development Types.



Division 51A-13.300 District Regulations.

general commercial

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, “Uses.”

BUILDING PLACEMENT

LOT	
Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA	
Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE	
Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK	
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK	
Abutting residential districts other than multi-family [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

SECTION 11. That Paragraph (5), "Height and Elements," of Subsection (d), "General Commercial," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

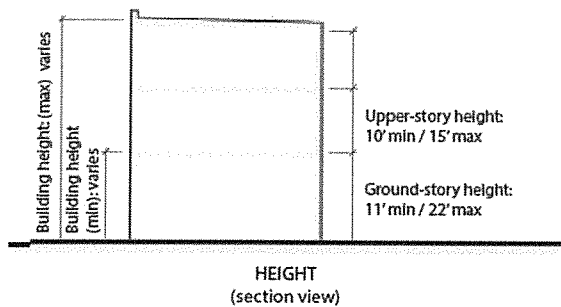
Division 51A-13.300 District Regulations.



Sec. 51A-13.303 Development Types.

general commercial

(5) Height and Elements.

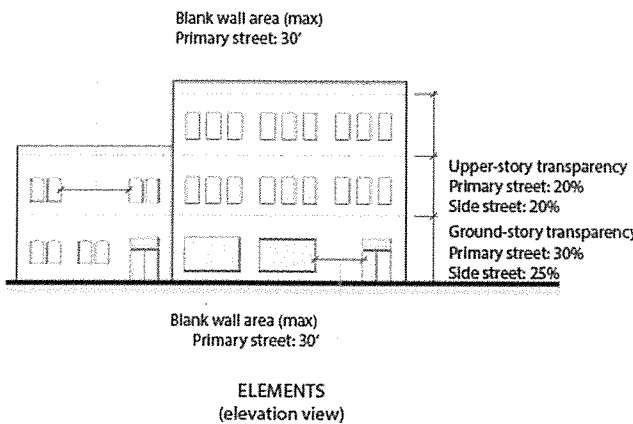


BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	See Sec. 51A-13.302, "Height."
Building height (min stories)	
WMU-3, -5	1
WMU-8, -12	2
WMU-20	4
WMU-40	5

STORY HEIGHT

Ground story (min/max ft)	11/22
Upper story (min/max ft)	10/15



BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	
UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

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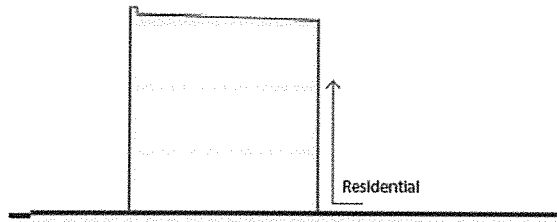
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SECTION 12. That Paragraph (4), "Use and Placement," of Subsection (e), "Apartment," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:



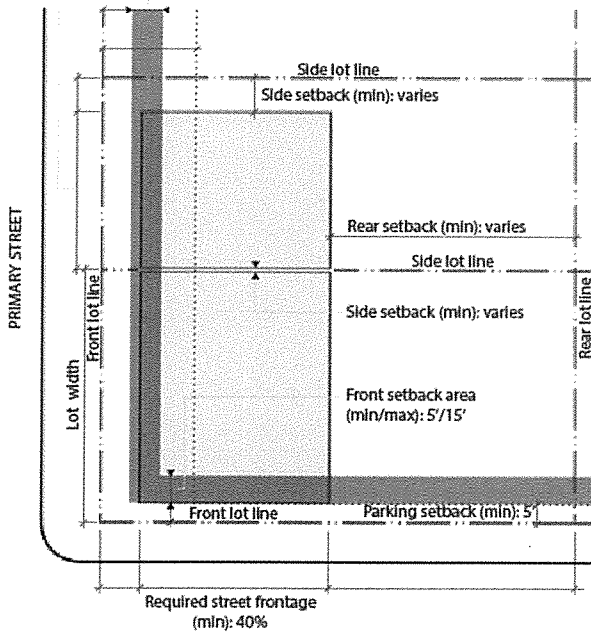
apartment

(4) Use and Placement.



USE
(section view)

- Required street frontage (min): 70%
- Front setback area (min/max): 5'/15'
- Parking setback (min): 30'



SIDE STREET

PLACEMENT
(plan view)

BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family-district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting residential districts other than multi-family [single-family-district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting residential districts other than multi-family [single-family-district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

SECTION 13. That Paragraph (5), "Height and Elements," of Subsection (e), "Apartment," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District

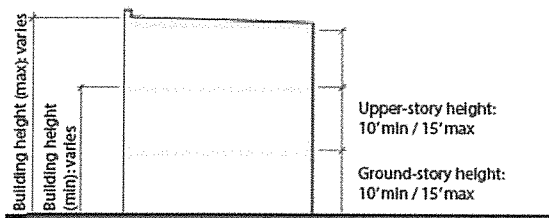
Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

Division 51A-13.300 District Regulations.



Sec. 51A-13.303 Development Types.

(5) Height and Elements.



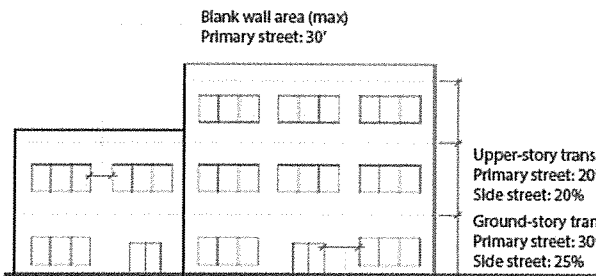
HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft) "Height."	See Section 51A-13.302,
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
WMU-20 WR-20	4
WMU-40 WR-40	5

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



ELEMENTS
(elevation view)

BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	
UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

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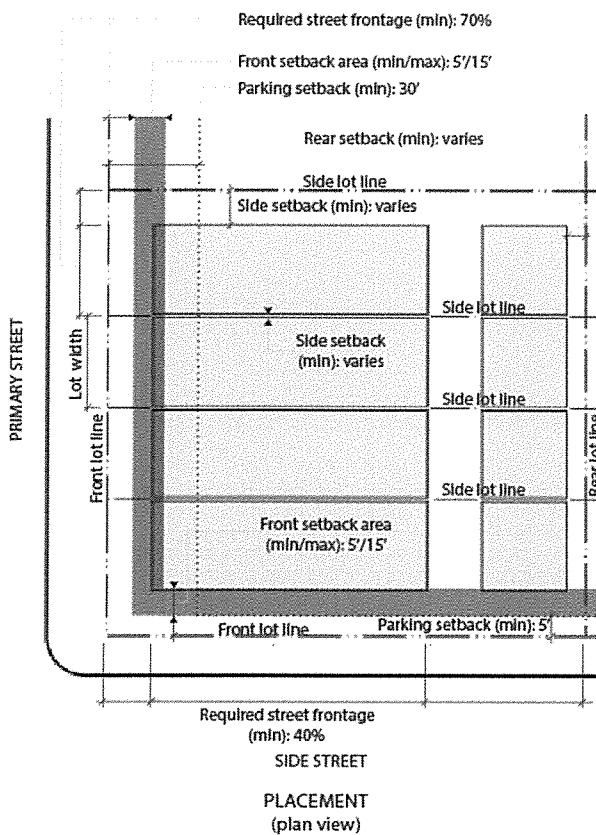
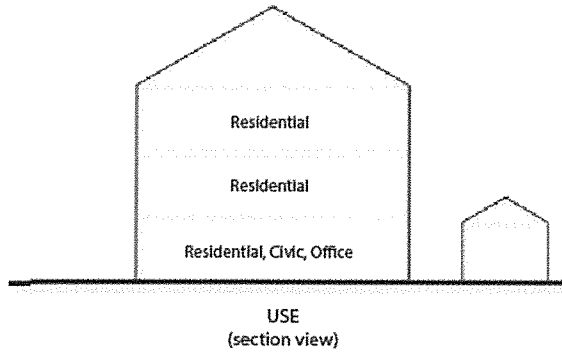
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SECTION 14. That Paragraph (4), "Use and Placement," of Subsection (f), "Townhouse Stacked," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:



townhouse stacked

(4) Use and Placement.



BUILDING USE

A summary of permitted uses by story is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

SECTION 15. That Paragraph (5), "Height and Elements," of Subsection (f), "Townhouse Stacked," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

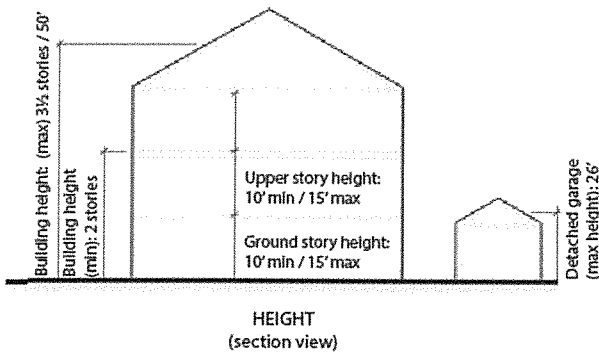
Division 51A-13.300 District Regulations.

Sec. 51A-13.303 Development Types.



townhouse stacked

(5) Height and Elements.



HEIGHT
(section view)

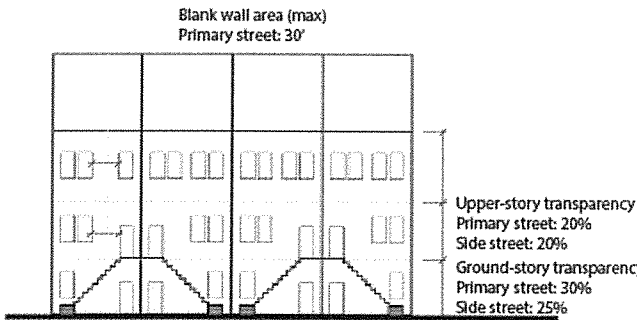
BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3 1/2 / 50
Building height (min stories)	WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)		26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



ELEMENTS
(elevation view)

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation (floor).</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation (floor) to horizontal facade articulation (floor).</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

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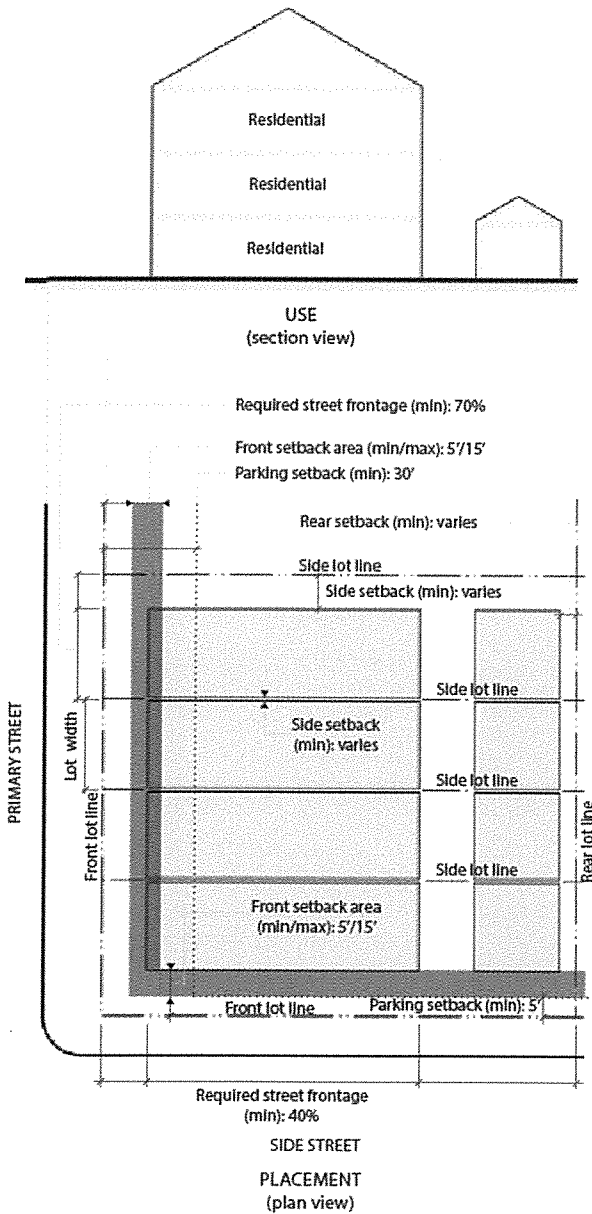
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SECTION 16. That Paragraph (4), "Use and Placement," of Subsection (g), "Townhouse," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:



townhouse

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting residential districts other than multi-family [single-family district] (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

SECTION 17. That Paragraph (5), "Height and Elements," of Subsection (g),

“Townhouse,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

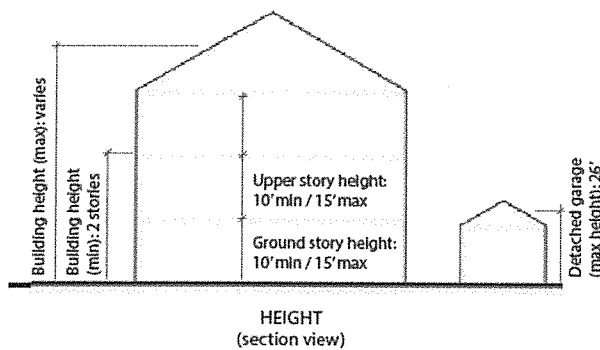
Division 51A-13.300 District Regulations.

Sec. 51A-13.303 Development Types.



townhouse

(5) Height and Elements.



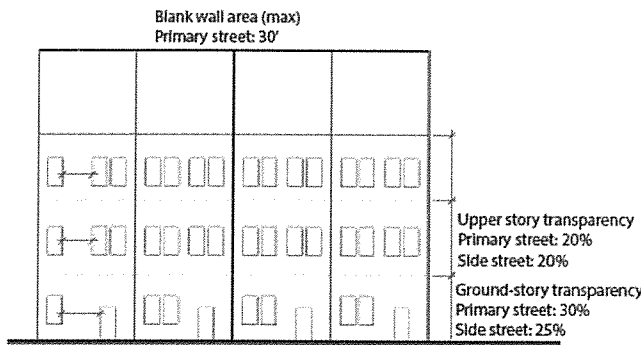
HEIGHT
(section view)

BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	
RTN	2½ / 35
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3½ / 50
Building height (min stories)	
RTN	2
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



ELEMENTS
(elevation view)

BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation (floor).</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation (floor) to horizontal facade articulation (floor).</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 18. That Paragraph (4), "Use and Placement," of Subsection (h), "Manor House," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

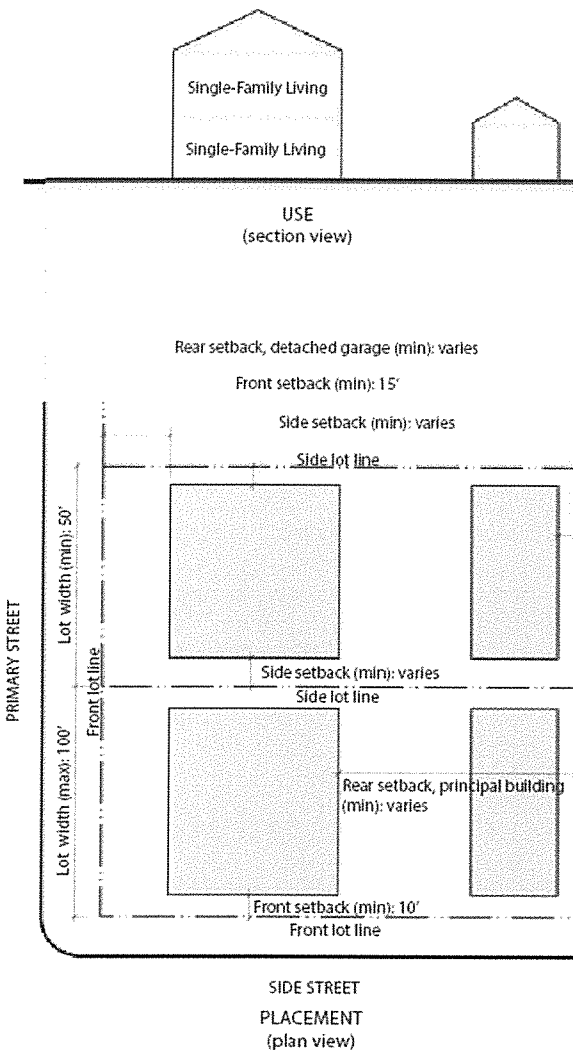
Sec. 51A-13.303 Development Types.



Division 51A-13.300 District Regulations.

manor house

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	
2 units (duplex)	7,000
3 to 5 units	10,000
Area (max sf)	20,000
Width (min ft)	50
Width (max ft)	100
Lot coverage (max)	60%

FRONT SETBACK

Primary street (min ft)	15
Side street (min ft)	10

SIDE SETBACK

Abutting residential districts other than multifamily [single-family district] (min ft)	10
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5

REAR SETBACK (principal building)

Abutting residential districts other than multifamily [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	15

REAR SETBACK (detached garage)

Abutting common lot line (min ft)	3
Abutting alley (min ft)	3 or 20+

SECTION 19. That Paragraph (5), “Height and Elements,” of Subsection (h), “Manor House,” of Section 51A-13.304, “Development Types,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

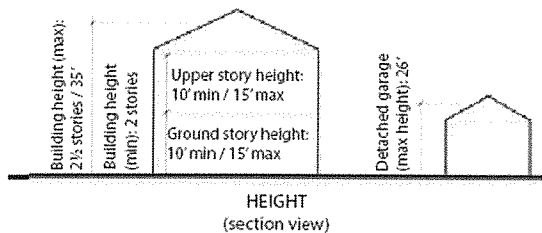
Division 51A-13.300 District Regulations.



Sec. 51A-13.303 Development Types.

manor house

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	2½ / 35
Building height (min stories)	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	

UPPER-STORY TRANSPARENCY

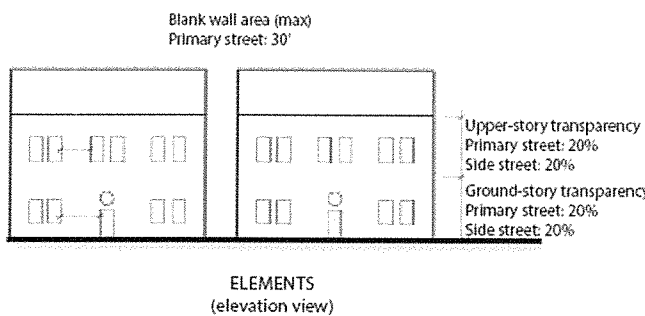
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



SECTION 20. That Paragraph (4), "Use and Placement," of Subsection (i), "Single-Family House," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

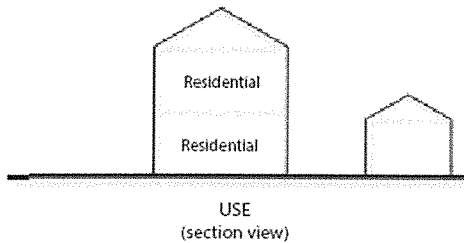
Sec. 51A-13.303 Development Types.



Division 51A-13.300 District Regulations.

single-family house

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	3,500
Area (max sf)	5,000
Width (min ft)	35
Width (max ft)	45
Lot coverage (max)	60%

FRONT SETBACK

Primary street (min ft)	15
Side street (min ft)	10

SIDE SETBACK

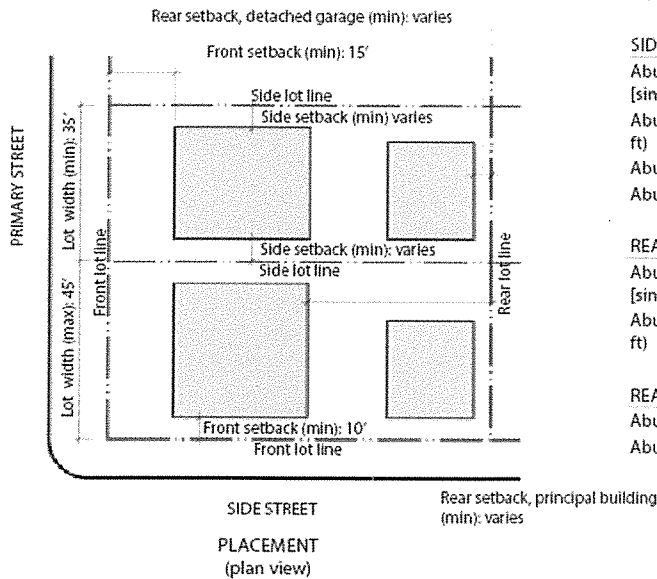
Abutting residential districts other than multifamily [single-family district] (min ft)	5
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting side street	10

REAR SETBACK (principal building)

Abutting residential districts other than multifamily [single-family district] (min ft)	15
Abutting multifamily or nonresidential district (min ft)	15

REAR SETBACK (detached garage)

Abutting a common lot line (min ft)	5
Abutting alley (min ft)	3 or 20+



SECTION 21. That Paragraph (5), "Height and Elements," of Subsection (i), "Single Family House," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

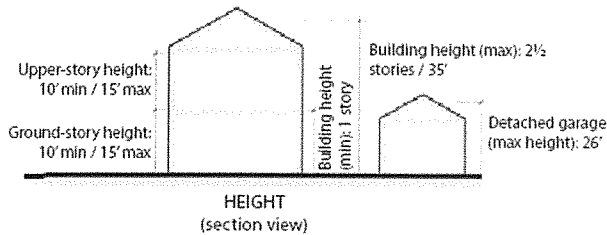
Division 51A-13.300 District Regulations.



Sec. 51A-13.303 Development Types.

single-family house

(5) Height and Elements.

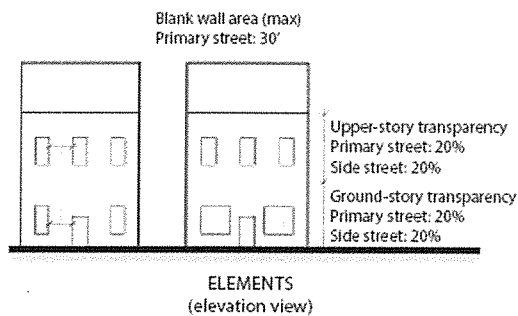


BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	2½ / 35
Building height (min stories)	1
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15



BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to horizontal facade articulation [floor].</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from horizontal facade articulation [floor] to horizontal facade articulation [floor].</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

SECTION 22. That Paragraph (4), "Use, Height, and Placement," of Subsection (j), "Civic Building," of Section 51A-13.304, "Development Types," of Division 51A-13.300, "District Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

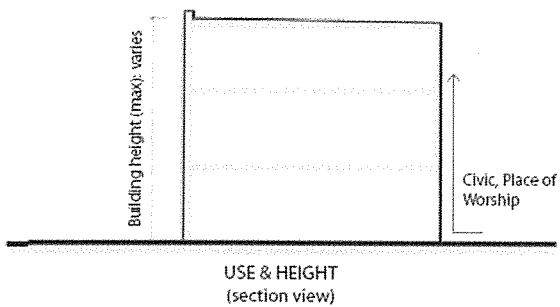
Sec. 51A-13.303 Development Types.

Division 51A-13.300 District Regulations.



civic building

(4) Use, Height, and Placement.

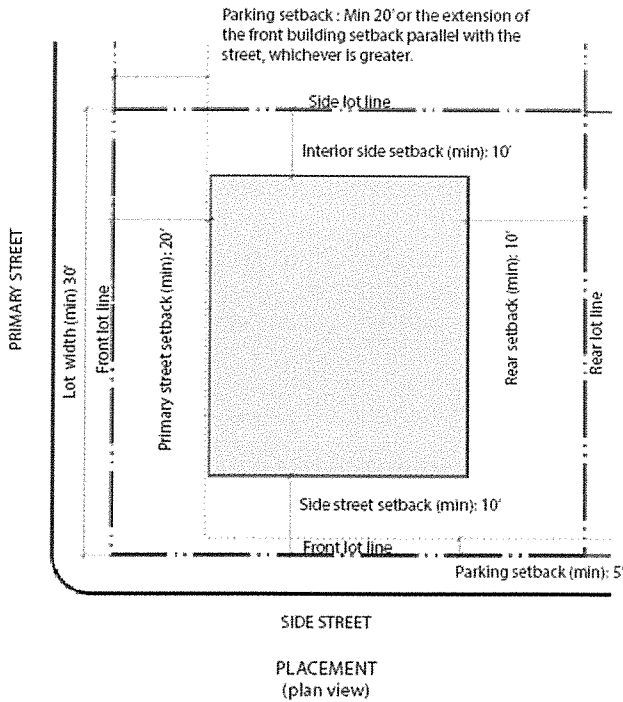


BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING HEIGHT

Building height (max) See Section 51A-13.302, "Height."
 Building height (min stories) 1



BUILDING PLACEMENT

LOT	
Area (min sf)	3,000
Width (min ft)	30
Lot coverage (max)	60%

SETBACKS	
Primary street (min ft)	20
Side street (min ft)	10
Interior side (min ft)	10
Rear (min ft)	10

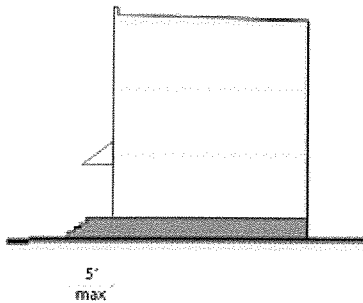
PARKING SETBACK	
From primary street (min ft)	20
<i>No on-site surface parking is permitted between the building and the primary street.</i>	
From side street (min ft)	5
From service street (min ft)	5
Abutting residential districts other than multifamily [single-family district] (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

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SECTION 23. That Paragraph (1) of Subsection (e), “Stoops,” of Section 51A-13.305, “Building Elements,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Stoops are permitted on townhouse stacked, townhouse, manor house, apartment, and single-family house development types.”

SECTION 24. That the graphic in Subsection (e), “Stoops,” of Section 51A-13.305, “Building Elements,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is replaced with the following graphic:



SECTION 25. That Paragraph (1) of Subsection (f), “Front Porches,” of Section 51A-13.305, “Building Elements,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) Front porches are permitted on townhouse stacked, townhouse, manor house, apartment, and single-family house development types.”

SECTION 26. That Paragraph (3) of Subsection (f), “Front Porches,” of Section 51A-13.305, “Building Elements,” of Division 51A-13.300, “District Regulations,” of Article XIII,

“Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Except as provided in this paragraph, a [A] front porch must be contiguous with a width not less than 50 percent of the building facade from which it projects. This provision does not apply to the apartment development type.”

SECTION 27. That the Use Chart in Subsection (b), “Use Chart,” of Section 51A-13.306, “Uses,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is replaced with the following Use Chart to show that self-service storage uses are to be allowed by SUP only in Mixed Use Shopfront (upper stories) and General Commercial Districts:

Use Chart

PRINCIPAL USE	USE CATEGORY	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic-Building	Open Space Lot	Additional Regulations
		Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O	
		Ground Story Upper Stories	Ground Story	All Stories	All Stories	Ground Story Upper Stories	All Stories	All Stories	All Stories	All Stories		
Residential	Single-family living		■			■	■	■	■			(c)(1), (c)(2)
	Multifamily living		■		■	■	■	■				
	Group living		■		■	■	■	■				(c)(1)
Civic	Community service, except as listed below:	□	□	□		□				□		
	<i>Museum, library</i>	■	■	■		■				■		(c)(1)
	Day care	■	■	■						■		(c)(1)
	Educational	■	■	■						■		(c)(1)
	Government service, except as listed below:	■	■	■						■		(c)(1)
	<i>Detention center, jail, or prison</i>				□						□	
	Park or Open space										■	
	Social service	□	□	□	□							
Transit station	■	■	■	■						■		
Utilities											■	(c)(4)
Place of Worship	Place of Worship	■	■	■						■		
Office	Medical	■	■	■	■							
	Office	■	■	■	■		■					
Retail	Drive-thru facility	□		□	□							(c)(9)
	Restaurant or Bar	■		■								(c)(5)
	Retail sales	■		■								(c)(5)
	Vehicle sales	■		■								
Service and Entertainment	Commercial amusement (inside)	□	□	□	□							
	Indoor recreation	■	■	■	■							
	Personal service, except as listed below:	■	■	■	■							
<i>Animal care</i>	■	■	■	■								(c)(6)
Commerce	Commercial parking	■	■		■						□	
	Passenger terminal limited to a Helistop		□		□							
	Overnight lodging	■		■								(c)(7)
	Self-service storage	□		□								
Fabrication	Light manufacturing				■							
	Research and development				■							
	Vehicle service				■							

Key: ■ = Permitted □ = Specific Use Permit Blank Cell = Not Permitted

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SECTION 28. That Paragraph (1), "Rail Transit Station Access," of Subsection (c), "Access to Transit," of Section 51A-13.403, "Parking Reductions," of Division 51A-13.400, "Parking Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Subparagraph (C) to read as follows:

"(C) For purposes of this paragraph, a stop on a fixed rail system is considered a rail transit station."

SECTION 29. That Paragraph (4), "Restaurant and Bar Uses," of Subsection (c), "Access to Transit," of Section 51A-13.403, "Parking Reductions," of Division 51A-13.400, "Parking Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(4) Restaurant and Bar Uses.

No parking reduction for access to transit is allowed for restaurant or bar uses located within a 600-foot radius of the property in a residential district other than multifamily [single family district]. For purposes of this subparagraph, distance is measured from the primary entrance of the bar or restaurant use to the nearest point of the property in a residential district other than multifamily [single family district]."

SECTION 30. That Subsection (b), "Location and Design Standards," of Section 51A-13.411, "Off-Street Loading," of Division 51A-13.400, "Parking Regulations," of Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Subparagraph (E) to read as follows:

"(E) Off-street loading must be located behind the parking setback."

SECTION 31. That Paragraph (4) of Subsection (a), "Planting Zone," of Section 51A-13.501, "General Provisions," of Division 51A-13.500, "Minor Streets and Streetscapes," of

Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(4) Where utilities exist or are proposed, two small trees may replace a required large canopy tree except where a mixed-use shopfront or single-story shopfront is proposed or required. If the replacement small trees conflict with utilities and cannot be planted within the planting zone, the replacement small trees must be planted within the door yard, but no closer than five [10] feet from the building facade. Replacement small trees must be planted as evenly spaced as possible considering utility conflicts."

SECTION 32. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 33. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 34. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 35. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.


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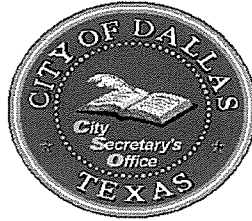
SECTION 36. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By  _____
Assistant City Attorney

Passed JUN 13 2018



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

JUN 13 2018

DATE ADOPTED BY CITY COUNCIL _____

ORDINANCE NUMBER 30889

DATE PUBLISHED JUN 16 2018

ATTESTED BY: